



GREENSBORO BOARD OF ADJUSTMENT

The following requests have been received and will be considered at the next meeting of the **Greensboro Board of Adjustment** which is scheduled for **Monday, June 28, 2004 at 2:00 p.m.** in the City Council Chamber of the Melvin Municipal Office Building.

I. APPROVAL OF MINUTES OF LAST MEETING

II. NEW BUSINESS

1. VARIANCE

- (a) BOA-04-17: **3604 REDFIELD DRIVE** Robert L. Hunt requests a variance from the minimum separation requirement that a swimming pool must meet from a structure. *Violation:* A proposed room addition will encroach 4.5 feet into a 10-foot separation requirement that is required from the swimming pool to the house. Section 30-5-2.82(c), Present Zoning-RS-12, BS-81, Cross Street- Holgate Drive.
- (b) BOA-04-18: **1500 DANS ROAD** City of Greensboro, Water Resources Department requests a variance from the minimum flood level elevation. *Violation:* The finished floor elevation of an existing building, which is located in Barber Park, is 719.09 which is 0.91 feet below the required finished floor elevation of 720.00. Section 30-7-5.4(B), Present Zoning-RS-7, BS-39, Cross Street – East Florida Street.
- (c) BOA-04-19: **1800 NORWICH DRIVE** Germaine and Margaret Jacky request a variance from the minimum side setback requirement. *Violation:* A proposed attached garage to a single-family dwelling will encroach 9 feet into a required 10-foot side setback. Table 30-4-6-1, Present Zoning-RS-15, BS-168, Cross Street-Bledsoe Drive.
- (d) BOA-04-20: **3400-3300 WEDGEWOOD PLACE AND 418-412 BEVERLY PLACE** The property owners of 14 contiguous lots request a variance from the maximum fence height requirement. *Violation:* A proposed privacy fence along the north lines will exceed the maximum height of 6 feet by 2 feet within 15 feet of the West Friendly Avenue right-of-way. Section 30-4-9.6(A), Present Zoning-RS-12, BS-47, Cross Street-Hobbs Road.